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| **Logo, company name  Description automatically generated** | **KEMPLEY PARISH COUNCIL**  **Minutes of the Extra Ordinary Parish Council Meeting**  Held on Monday 30th October 2023 at 7.30pm in Kempley Village Hall |

**Present:**

**Councillors:** Kim Reynolds (Chair),Robert Howson, Denise Wood, Ricky Goodwin.

**Officers:** Tim Dain (Clerk)

**In attendance:** Ben Pearce - Land, Development & Planning Consultants Ltd. (Agent representing the planning applicants)

6 members of the public

1. Apologies were received from: Cllr. Martin Brocklehurst, Cllr David Lewis.
2. There were no declarations of interest or written requests for dispensations.
3. Public Open Forum

Attending members of the public expressed the following concerns regarding planning application P1292/23/FUL:

* That the Planning Statement on the Forest of Dean District Council (FoDDC) website is heavily redacted.
* Both the original application in 2000 and the current one fall outside Local Development Plans and adopted Core Strategy.
* There is a lack of facilities for a Traveller Site.
* To date, FoDDC have not implemented previous enforcement action.

Ben Pearce confirmed that his clients have permitted the redacted information to be shared in the public domain. He provided an unredacted version of the Planning Statement and answered a number of questions regarding the timeline since 2000, the legal status of Gypsies and Travellers and events leading to the current application.

Ben Pearce stated that the application for residential status related solely to the applicants and will not be transferred to any future owner, meaning the land cannot be sold with the benefit of any right to occupancy. There was discussion on the implications and enforceability of this, also a discussion on precedent.

It is believed that the land currently has agricultural status and is reported to have previously been a certified organic orchard.

**Items For Consideration**

1. Regarding planning application:

* **P1292/23/FUL** Old Hill Orchard, Kempley Road, Dymock, Gloucestershire. Retention and use of residential mobile home as a traveller pitch with parking provision for a single touring caravan, improvements to access and associated landscaping.

The clerk summarised the timeline of events:

* The land was purchased in 2000.
* A planning application that same year to live on site was refused and subsequently appealed.
* The appeal was dismissed in 2001.
* The applicants adopted a nomadic lifestyle until 2016 and have mainly resided on site since then without the necessary planning permission in place.
* Enforcement action was taken in 2018 but to date the applicants remain in residence.

The clerk presented information taken from FoDDC Core Strategy: Policy CSP.6 – Sites for gypsies, travellers and travelling showpeople and this was read by councillors.

The clerk reported that two Kempley residents had contacted him objecting to the application, there is a third objection listed on the FoDDC planning website. These objections were read by councillors. The clerk reported not receiving any comments supporting the application, Cllr Wood reported receiving verbal support from one Kempley resident.

Councillors discussed the application and invited further clarification on some points from attendees. The discussion considered the implications of gypsy/traveller status and the need for suitable sites, the suitability of Old Hill Orchard as a traveller site and the intention for permission to be linked solely to the applicants.

The clerk shared the views of Cllr. Brocklehurst received by email.

Councillors considered their responsibilities under Kempley Parish Council’s Planning Applications Policy and the Kempley Community Led Plan 2017, concluding that this application meets the criteria of a ‘High Impact’ application.

Councillors concluded that appropriate steps to gain the views of the local community had been taken and that they were in a position to vote on their support, or otherwise for the application.

***Councillors resolved*** to strongly oppose the application with a majority of 4 votes to zero.

The following response will be submitted to the FoDDC Planning Department:

*Kempley Parish Council thanks you for the opportunity to comment on the Planning Application referenced above.*

*The Council is strongly against the proposal by a majority of zero (0) in favour and four (4) against for the following reasons:*

* *The application does not meet the criteria for development under current FoDDC Core Strategy nor Kempley’s Community Led Plan 2017.*
* *The reasons given for refusal of the original application in 2000 have not materially changed.*

*An extraordinary meeting of the Council considered the application carefully and concluded that:*

* *The site is not suitable to be a traveller site due to a lack of necessary local facilities.*
* *The proposed changes to access will detract from the amenity value of the local area and directly impact near neighbours.*
* *The land has agricultural status and should be used for agricultural purposes.*
* *The applicants have lived on-site in breach of planning regulations for the past 7 years.*
* *Concerns remain that despite the intention for permissions to be linked solely to the applicant, these will in fact be linked to the property in future and create a precedence.*

*Public opinion at the meeting was strongly in opposition to the application.*

*For your information in 2016 and 2017 the Council carried out a wide-ranging consultation to canvas views of the community on various matters. The consultation involved village meetings and a questionnaire circulated to all the community with responses forming the basis of “Our Kempley Community-led Plan”, September 2017 (the CLP). The responses showed that concerns regarding future development in Kempley featured strongly.*

*In the resulting CLP, which is available on the Parish Council website www.kempleyparishcouncil.org/community-info/, your attention is drawn to:*

*• The Forest of Dean District Council (FoDDC) Allocations Plan (2015) features Kempley Green as a distinct area of consolidation within the dispersed rural area of Kempley as a whole. FoDDC has defined a Designated Settlement Boundary (DSB) as shown on the map. Kempley Green, as a defined settlement, has a population of approximately 108 in around 40 houses. The key issue stated in the Allocations Plan (2015) is to “protect the surrounding countryside from inappropriate development” and it is proposed that “the plan will continue a tight control on further development”.*

*• With that background, combined with a number of comments from villagers, it is clear that any development within the DSB and, indeed, outside of this but within the village as a whole will be contentious.*

*• At the meeting there was debate on the potential of development outside of the DSB and comments received typify the fierce sense of protection villagers feel about the locality.*

*The Council hopes that all the above is clear. If any reply is made, please ensure a copy is sent to the Parish Clerk: clerk@kempleyparishcouncil.org.*

*This response is made in accordance with the Council’s Planning Applications Policy, as adopted on 18th September 2023.*

1. Date and time of next meeting: **Monday 20th November at 7.30pm**

**Kempley Village Hall**

With no further business the meeting closed at: 8.20pm

Signed (Chairman) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_